



Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

Hearing Date/Agenda Number:  
P.C. 11/18/02      Item: 2.f.1 and 2.f.2

File Number:  
GP02-05-01

Council District and SNI Area:  
5 – Plata Arroyo/Mayfair West

Major Thoroughfares Map Number:  
68

Assessor's Parcel Number(s):  
481-46-010, -013 and portion of -019

Project Manager: Deanna Chow

## GENERAL PLAN REPORT

### 2002 Fall Hearing

#### PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Light Industrial on 2.4 acres and Mixed Use With No Underlying Land Use Designation on 0.8 acres to Medium Density Residential (8-16 DU/AC) on 2.3 acres and Private Recreation to 0.9 acres.

**LOCATION:** East side of U.S. Highway 101, at the terminus of South 31<sup>st</sup> Street

**ACREAGE:** 3.2

#### APPLICANT/OWNER:

Dennis Chargin/ Didier De Gery, Hulberg Trust, City of San Jose

#### GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Light Industrial and Mixed Use With No Underlying Land Use Designation

Proposed Designation: Medium Density Residential (8-16 DU/AC)

**EXISTING ZONING DISTRICT(S):** R-1-8 and A(PD)

#### SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Single-family and multi-family residences – Medium Density Residential (8-16 DU/AC)

South: Rancho Del Pueblo Golf Course – Mixed Use With No Underlying Land Use Designation

East: Rancho Del Pueblo Golf Course – Mixed Use With No Underlying Land Use Designation

West: U.S. Highway 101

#### ENVIRONMENTAL REVIEW STATUS:

Mitigated Negative Declaration

#### PLANNING STAFF RECOMMENDATION:

Medium Density Residential (8-16 DU/AC) on 2.8 acres

Approved by:

Date:

#### PLANNING COMMISSION RECOMMENDATION:

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**CITY COUNCIL ACTION:**

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**CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:**

- Department of Transportation – The proposed General Plan amendment is not expected to result in a significant, long term traffic impact.
- Department of Public Works – The site is not in a flood, geologic hazard, state landslide, or state liquefaction zone. The site has adequate sanitary and storm capacity, but may need a short extension at the time a development is proposed.
- Department of Parks, Recreation and Neighborhood Services – PRNS would likely collect park fees to assist with future park development in the neighborhood near this amendment site.
- Convention, Arts and Entertainment – Many concerns were raised regarding a potential land swap of the golf course maintenance facility, including the location of the new site in relation to the golf course; access to the site from the golf course and access for deliveries; security and vandalism; possible restrictions on a swap due to the bond financing of the golf course; and possible relocation of the reclaimed water pump station, restroom and wash pad. Other issues that were raised include additional netting required to protect the new homes and that there should be no cost to the City to relocate and accommodate any proposed residential use.

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**GENERAL CORRESPONDENCE:**

No comments were received.

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**ANALYSIS AND RECOMMENDATIONS:****PROJECT DESCRIPTION**

This is a privately initiated General Plan amendment to the *San Jose 2020 General Plan* Land Use/Transportation Diagram from Light Industrial on 2.4 acres and Mixed Use With No Underlying Land Use Designation on 0.8 acres to Medium Density Residential (8-16 DU/AC) on 2.3 acres and Private Recreation on 0.9 acres. The site is located at the terminus of 31<sup>st</sup> Street between Highway 101 and the Rancho Del Pueblo Golf Course (formerly know as Thunderbird Golf Course). An accompanying text amendment (GPT02-05-01) would modify the list of specific uses in the Mixed Use With No Underlying Land Use Designation on the site contained in Appendix F.

The proposed Medium Density Residential (8-16 DU/AC) land use designation is typified by patio homes, townhomes and duplexes, and is typically designated on the edges of single-family neighborhoods and infill sites. The Private Recreation designation is intended for active recreational uses. Uses include amusement parks, golf courses, tennis clubs and ancillary commercial uses if in conjunction with private recreation uses. The applicant is requesting the General Plan land use and text amendments to facilitate residential uses adjacent to Highway 101 and at the terminus of 31<sup>st</sup> Street and the relocation of the maintenance facility for the adjacent Rancho Del Pueblo public golf course from 31<sup>st</sup> Street to the southern end of the amendment site. The subject site with the requested land use designations would add approximately 25 dwelling units.

## **BACKGROUND**

### **Plata Arroyo/Mayfair West SNI Area**

The subject amendment site is located in the Plata Arroyo/Mayfair West Strong Neighborhoods Initiative (SNI) area, one of 20 neighborhoods committed to improving their community through City, the Redevelopment Agency and public-private investment efforts. The approximately 285-acre Plata Arroyo/Mayfair West SNI area, located east of Highway 101, is comprised of two neighborhoods that join together at the Alum Rock Avenue and King Road intersection. Plata Arroyo is an approximately 63-acre neighborhood that is generally bordered by Alum Rock Avenue to the south, King Road to the west and Silver Creek to the north and the east. The approximately 222-acre Mayfair West neighborhood is generally bordered by King Road to the east, Alum Rock Avenue to the north, the Bayshore Freeway (US-101) to the west, and the Sinclair Freeway (I-280) to the south.

### **Past General Plan Amendments**

In 1995, the City Council approved a General Plan amendment from Industrial Park to Mixed Use With No Underlying Land Use Designation for a 53-acre site (former Thunderbird Golf Course) located directly east of the subject amendment. A Task Force which comprised of representatives from the community and property owners recommended the mixed-use designation. The City Council slightly modified the Task Force's recommendation, approving a mix of uses that included approximately 34 acres for a 9-hole golf course, approximately 14 to 16 acres for up to 250 attached or detached housing units, approximately 2 to 3 acres for up to 120 senior housing units and up to 4 acres for a public park. The subject parcel of this amendment request was not included in the task force recommendation.



Aerial of subject site

### **Site and Surrounding Uses**

The subject site is 3.2 acres and surrounded by single-family residences to the north, the golf course to the east and south, and Highway 101 to the west. Existing uses on the site include the Rancho Del Pueblo golf course maintenance facility on approximately 0.40 acres along 31<sup>st</sup> Street and a light manufacturing company at the northwest portion of the site adjacent to Highway 101. The remainder of the site is undeveloped and used by a landscaping company and a contractor to store their service vehicles. A billboard also exists on the southern portion of the site.

The existing General Plan land use designation is Light Industrial on 2.4 acres and Mixed Use With No Underlying Land Use Designation on 0.8 acres. The portions that are designated Mixed Use With No

Underlying Land Use Designation were part of the General Plan amendment in 1995; currently only a 0.40 acre portion is used as part of the golf course maintenance facility while the other .40 acres, located at the southernmost portion of property adjacent to Highway 101, is undeveloped. The single-family cluster development integrated with the golf course has a density of approximately 17 dwelling units per acre which is consistent with the neighboring Medium Density Residential 8-16 dwelling units per acre General Plan land use designation.



Subject site looking south



From subject site, looking north at residences

## **ANALYSIS**

### **Policy Consistency/Land Use Compatibility**

The majority of the subject site has a Light Industrial land use designation which is incompatible with the residential and recreational uses surrounding the site. When the City Council approved the land use amendment from Industrial Park to Mixed Use With No Underlying Land Use Designation on the adjacent 53-acre site, the 2.4 acre piece of Light Industrial became a remnant piece of industrial land. The subject site is no longer viable for industrial redevelopment given its location, surrounding uses, and irregular shape. Although located adjacent to Highway 101, the site is isolated in a residential neighborhood with poor access through residential streets. For these reasons, the loss of this 2.4 acre light industrial site is not considered a conflict with the City's efforts to protect remaining industrial lands from conversion to other uses.

The proposed Medium Density Residential (8-16 DU/AC) designation would be compatible in scale and character with the adjacent neighborhood which is currently designated Medium Density Residential and comprised predominantly of single-family residences with some duplexes and fourplexes. While staff is generally supportive of a residential project at the 8-16 DU/AC density, a number of design challenges remain that must be addressed, including mitigating the noise level without a massive soundwall, interface issues with the golf course, and neighborhood design compatibility.

The addition of residences in this area would be consistent with Residential Land Use Policy #2 which states that residential neighborhoods should be protected from the encroachment of incompatible activities or land uses which have a negative impact on the residential living environment. The proposed residential land use designation would benefit the neighborhood by eliminating light industrial uses from a predominantly residential area.

The applicant's proposal to change the land use designation on the portion of the site along 31<sup>st</sup> Street is intended to facilitate the proposed relocation of the golf course maintenance facility to the southern portion of the site. To date, there has only been preliminary discussions between the applicant and the City regarding the feasibility and desirability of relocating this facility. In addition, Planning staff has significant concerns with the concept since public street access to the relocated maintenance facility would have to be provided via the future residential street connecting to 31<sup>st</sup> Street. Truck and maintenance vehicle traffic along a narrow residential street would not be acceptable.

The opportunity to develop housing along 31<sup>st</sup> Street would create a more attractive appearance and foster a greater sense of community for the neighborhood. However, due to the potential conflicts created by relocating the maintenance facility and the preliminary nature of the feasibility of this concept, staff does not recommend changing the land use designation on this portion of the site at this time. Without a formal agreement for the land swap, approval of the General Plan amendment would be premature.

Staff recommends Medium Density Residential (8-16 DU/AC) on the entire 2.8 acre portion of the site adjacent to Highway 101. The site of the existing golf course maintenance facility should remain designated Mixed Use With No Underlying Land Use pending completion of the analysis of the feasibility of relocation. The recommended General Plan amendment supports several of the City's Major Strategies, including Housing and Growth Management which promote providing housing opportunities for all sectors and to efficiently utilize resources through infill development. At the time of future development, the design will need to ensure compatibility with the existing neighborhood, provide adequate open space, and address concerns regarding noise and access.

## **PUBLIC OUTREACH**

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the two community meetings that were held on October 8 and 10, 2002. They also received a notice of the public hearings to be held on the subject amendment before the Planning Commission in November and City Council in December. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed with the status of the amendments.

Through telephone conversations and written correspondence, Michael Kay, representing the owners of the southernmost parcel (site of the billboard) stated that no formal agreement for a land swap has been agreed upon. Furthermore, Mr. Kay states that his clients are opposed to the swap and residential development on either his site or the adjacent parcel. Future residential uses may jeopardize the existing billboard's viability which is the only structure on the site.

### **SNI Outreach:**

The former applicant attended one NAC meeting and presented a General Plan amendment for High Density Residential (25-50 DU/AC) and the concept for a high density residential development project. At the beginning of the planning process for this General Plan amendment, the Plata Arroyo/Mayfair West community was opposed to the applicant's original request of High Density Residential (25-50 DU/AC). The community has indicated that Medium Density Residential (8-16 DU/AC), if designed appropriately, would be compatible with the surrounding neighborhood. Their concerns include traffic through their neighborhood as well as access/visibility issues from San Antonio Court and Highway 101.

## **RECOMMENDATION**

Planning staff recommends Medium Density Residential (8-16 DU/AC) on 2.8 acres.

## Proposed Text Amendment

Amend Appendix F: Mixed Use Inventory, as follows:

<b>Map Reference Number</b>	<b>Location</b>	<b>Amendment File Number</b>	<b>Use Mix</b>	<b>Use Intensity Range<sup>1</sup></b>
MU#4	W/s of King Rd., approx. 200 ft. S. of San Antonio St.	GP95-5-1  <u>GP02-05-01/GPT02-05-01</u>	High Density Residential   Private Recreation   Public Park	Up to 250 detached or attached units on approx. 14 to 16 acres & up to 120 senior units on approx. 2 to 3 acres   9-hole golf course on approx. 34 acres   Public park on up to 4 acres

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### Attachments

PBCE002/GP\_Team/2002Annual Review/Staff Reports/Fall Review/GP02-05-01sr.doc